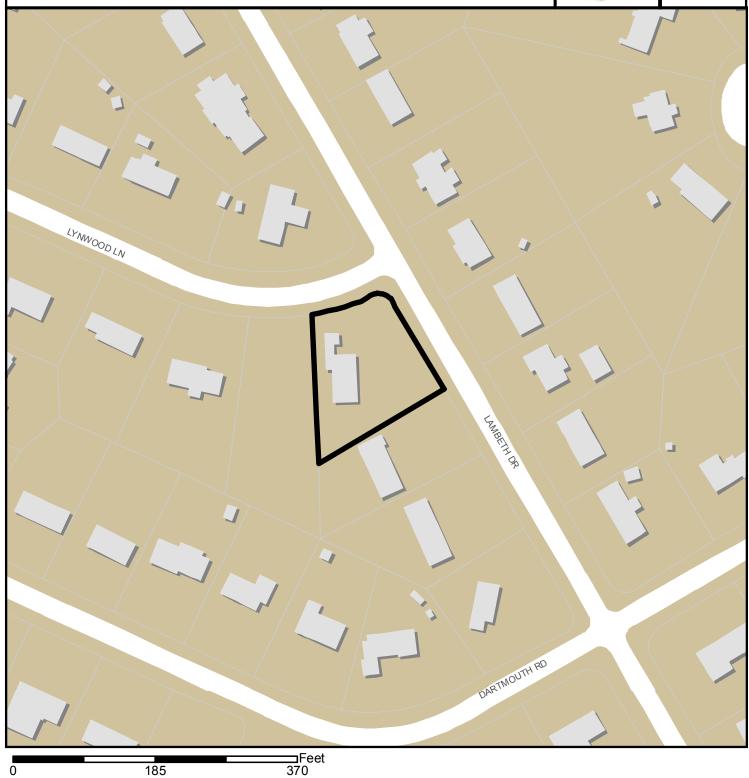
FARRIOR HILLS LOT 5 S-18-2015







Zoning: R-4

CAC: Midtown

Drainage Basin: Big Branch

Acreage: 0.54

Number of Lots: 2

Planner: Michael Walters
Phone: (040) 006 2626

Phone: (919) 996-2636

Applicant: Jacob Building Co.

Phone: (919) 781-2222





Development Services Customer Service Center One Exchange Plaza 1 Exchange Plaza, Suite 400 Raleigh, North Carolina 27601 Phone 919-996-2495 Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document. 425803

Site Plans for Planning Commission	Preliminary Approva	łs						FOR OFFICE USE ONLY			
Preliminary Administrative Site Plans Cluster Subdivision** Assigned Project Coordinator Cluster Subdivision** Assigned Project Coordinator Conventional Subdivision Review Conventional Subdivision Review Conventional Subdivision Review Conventional Subdivision Review Conventional Subdivision Compact Development Conservation Subdivision Compact Development Conservation Subdivision Conventional	☐ Site Plans for Planning	Site Plans for Planning Commission			Subdivision*			Transaction Number			
Multifamily (Infili)**					☐ Cluster Subdivision**						
Conventional Subdivision Conventional Subdivision Conventional Subdivision Conventional Subdivision S - 18 - 15	☐ Group Housing **				☐ Infill Subdivision**			Assigned Project Coordinator			
Conventional Subdivision Compact Development Conservation Subdivision Compact Development Conservation Subdivision S - 1 S - 1 S Has your project previously been through the Due Diligence process? If yes, provide the transaction # GENERAL INFORMATION	☐ Multifamily (Infill)**				Expedited Subdivi	sion Review					
Compact Development Conservation Subdivision S-18-16								Assigned Team Leader			
Has your project previously been through the Due Diligence process? If yes, provide the transaction # GENERAL INFORMATION											
Development Name Subdivision of Lot 5, Farrior Hills BLJ Proposed Use single family residential Property Address(es) 4217 Lambeth Dr., Raleigh, NC Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1706803491 P.I.N. Recorded Deed Book: 015874, Page: 02414 What is your project type? Apartment Banks								5-18-15			
Development Name Subdivision of Lot 5, Farrior Hills BLJ Proposed Use single family residential Property Address(es) 4217 Lambeth Dr., Raleigh, NC Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1706803491 P.I.N. Recorded Deed Book: 015874, Page: 02414 What is your project type? Apartment Banks											
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Proposed Use single family residential Property Address(es) 4217 Lambeth Dr., Raleigh, NC Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1706803491 P.I.N. Recorded Deed Book: 015874, Page: 02414 What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building	GENERAL INFORMATION										
Property Address(es) 4217 Lambeth Dr., Raleigh, NC Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1706803491 P.I.N. Recorded Deed	Development Name Subdivision of Lot 5, Farrior Hills BLJ										
P.I.N. Recorded Deed Book: 015874, Page: 02414 P.I.N. Recorded Deed Book: 015874, Page: 02414 P.I.N. Recorded Deed Book: 015874, Page: 02414 P.I.N. Recorded Deed P.I.N. Passidents B.Ilderly F.I.R. P.I.N. Recorded Deed P.I.N. Passidents B.Ilderly F.I.R. P.I.N. Passidents B.Ilderly F.I.R. P.I.N. Recorded Deed P.I.N. Passidents B.Ilderly F.I.R. P.I.N. Passidents B.Ilderly F.I.R. P.I.N. Recorded Deed P.I.N. Passidents B.Ilderly F.I.R. P.I.N. Passidents B.Ilderly F.I.R. P.I.N. Recorded Deed P.I.N. Passidents B.Ilderly F.I.R. P.I.N. Recorded Deed P.I.R. Passidents B.Ilderly F.I.R. P.I.N. Recorded Deed P.I.R. Passi	Proposed Use single fan	nily resi	dential								
P.I.N. Recorded Deed Book: 015874, Page: 02414 What is your project type?	Property Address(es) 421	7 Lamb	eth Dr., Raleigh, NC								
What is your project type?	Wake County Property Iden	ntification	Number(s) for each parcel to whi	ich the:	se guidelines will a	pply: 1706803491					
Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Shopping Center	7 Recorded beed			P.I.N. Recorded Deed		P.I.N. R	P.I.N. Recorded Deed				
Planning Commission or City Council approval. This subdivision site is not located in the Metro Park or Historic Overlay Districts and thus should not require Planning Com. or City Council Approval PLANNING COMMISSION Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Company Jacobs Building Co., Inc. Name (s) Joseph E. Jacobs Address 4441 Six Forks Rd., Suite 106, PMB #19, Raleigh, NC 27609 Phone 919-781-2222 Email joeyjacobs@nc.rr.com Fax Company Alison A. Pockat, ASLA Name (s) Alison A. Pockat Address 106 Steep Bank Dr., Cary, NC 27518	Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center										
Company Jacobs Building Co., Inc. Address 4441 Six Forks Rd., Suite 106, PMB #19, Raleigh, NC 27609 Phone 919-781-2222 Email joeyjacobs@nc.rr.com Company Alison A. Pockat, ASLA Address 106 Steep Bank Dr., Cary, NC 27518 Contact Person for Plans	ADMINISTRATIVE	ADMINISTRATIVE Planning Commission or City Council approval. This subdivision site is not located in the Metro Park or									
Address 4441 Six Forks Rd., Suite 106, PMB #19, Raleigh, NC 27609 Phone 919-781-2222 Email joeyjacobs@nc.rr.com Company Alison A. Pockat, ASLA Name (s) Alison A. Pockat Address 106 Steep Bank Dr., Cary, NC 27518	PLANNING COMMISSION	NING COMMISSION Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.									
Phone 919-781-2222 Email joeyjacobs@nc.rr.com Fax Company Alison A. Pockat, ASLA Name (s) Alison A. Pockat Address 106 Steep Bank Dr., Cary, NC 27518		ny Jacobs Building Co., Inc	ncobs Building Co., Inc.		Name (s) Joseph E. Jacobs						
Phone 919-781-2222 Email joeyjacobs@nc.rr.com Company Alison A. Pockat, ASLA Name (s) Alison A. Pockat Address 106 Steep Bank Dr., Cary, NC 27518		Address 4441 Six Forks Rd., Suite 106, PMB #19, Raleigh, NC 27609									
CONSULTANT (Contact Person for Plans) Address 106 Steep Bank Dr., Cary, NC 27518		Phone 919-781-2222			mail joeyjacobs@nc.rr.com			Fax			
(Contact Person for Plans)		Company Alison A. Pockat, ASLA				Name (s) Alison A. Pockat					
Phone 919-363-4415 Email aapockat@earthlink.net Fax	***************************************	Address 106 Steep Bank Dr., Cary, NC 27518									
		Phone 919-363-4415			Email aapockat@earthlink.net			Fax			

CAC-midtown Zoning R-4 Bosin-Big Branch

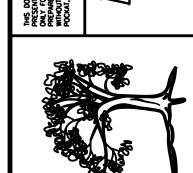
PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13 | 2 PIN 1706803491 maphane 1706 20 Peeded acreage 6.54

DEVELOPMENT TYPE & SITE DATA TA	BLE (Applicable to all developments)					
Zoning Information	Building Information					
Zoning District(s) R-4	Proposed building use(s)					
If more than one district, provide the screage of each	Existing Building(s) sq. ft. gross					
Overlay District 19/A	Proposed Building(s) sq. it. grass					
Yotal Site Acres 0.548 Inside City Limits 🖾 Yes 🗀 No	Total sq. ft. gross (existing & proposed)					
Off street parking Required N/A Provided	Proposed height of building(s)					
COA (Certificate of Appropriateness) case # N/A	FAR (fluor area ratio percentage)					
BOA (Board of Adjustment) case # A- N/A	Stalding Lot Coverage persentage (site plans only)					
CUO (Conditional Use District) case # Z- N/A						
Stormwater	Information					
Existing impervious Surface 6,083 SqFt acres/square feet	Flood Hacord Aress 🗆 Yes 🖾 No					
Proposed impervious Surface acres/square feet	If Yes, please provide					
Neuse River Buffer 🗆 Yes 🗵 No Wetlands 🗀 Yes 🗵 No	Alluvisi Sods - Floor Study - FEMA Map Ponel #					
CONFORMITY WITH THE COMPREHENSIA	/E PLAN (Applicable to all developments)					
Provide a description of how your plan conforms to the guidelines of the Compret	iensive Pian 2020.					
The anticipated area of disturbance is estimated to be 10,555 SqF: which determination for the requirement for a land disturbing permit. As per S allows for the exemption of a tree conservation plan as the total land are	ect. 9.2.1, a stormwater exemption also exists. In addition, Section 9.1.3					
FOR SUBDIVISION, APARTMENT, TOWI	NHOUSE, CONDOMINIUM PROJECTS ONLY					
1. Fotal # Of Townhouse Lots Detailed Attached	21. Total number of all lots. Z.					
2. Total & Of Single Family Lots 2	12. is your project a cluster unit sevelopment? 🗆 Yes 🖾 No					
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:					
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Yotal number of Fawnhouse Lots					
S. Total # Of Mesalle Home Loss	b) Total number of Single Family Lots					
6. Total Number of Heigh Unity	C) Total number of Stroup Mousing Units					
7. Overall Total # Of Dwelling Units (3-6 Above): 2	d) Total number of Open Space Lots: 8) Minimum Lot Size					
8. Regroom Units 1 br 2 br 3 hr 4 br or more X	1) Yotal Number of Phases					
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4	h) Must provide open space quatient per City Code 10-3071 (5)					
1.0: Total number of Open Space (only) lefs - 0						
SIGNATURE BLOCK (App	licable to all developments)					
In filling this plan as the property owner(s), I/we do hereby agree and firmly be and severally to construct all improvements and make all dedications as shown of thereby designate. I hereby designate: Tespond to deministrative comments, to resultmit plans on my behalf and to resultmit.						

Ditti

Signed

TO BE COMPLETED BY APPLICANT		TO BE COMPLETE STAFF		D DY CTT	
	YES	N/A	165	190	1474
General Requirements					
Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	\boxtimes				
2. Preliminary Development Plan Application completed and signed by the property owner	\boxtimes				
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	\boxtimes				
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	\boxtimes				
5. Provide the following plan sheets:					
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address					
b) Existing Conditions Sheet	\boxtimes				
c) Proposed Site or Subdivision Plan	\boxtimes				
d) Proposed Grading and Stormwater Plan					
e) Proposed Utility Plan, including Fire	\boxtimes				
f) Proposed Tree Conservation Plan					
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)		\boxtimes			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed					
i) Transportation Plan					
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only — include all revision dates					
7. Plan size 18"x24" or 24"x36"	\boxtimes				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	\boxtimes				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map					
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review					
11. Wake County School Form, if dwelling units are proposed					
12. Preliminary stormwater quantity and quality summary and calculations package					
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester					



ASLA

ALISON A.POCKAT, / LANDSCAPE ARCHITECT LAND PLANNER

DESIGNED: AAP DRAWN: APPROVED:

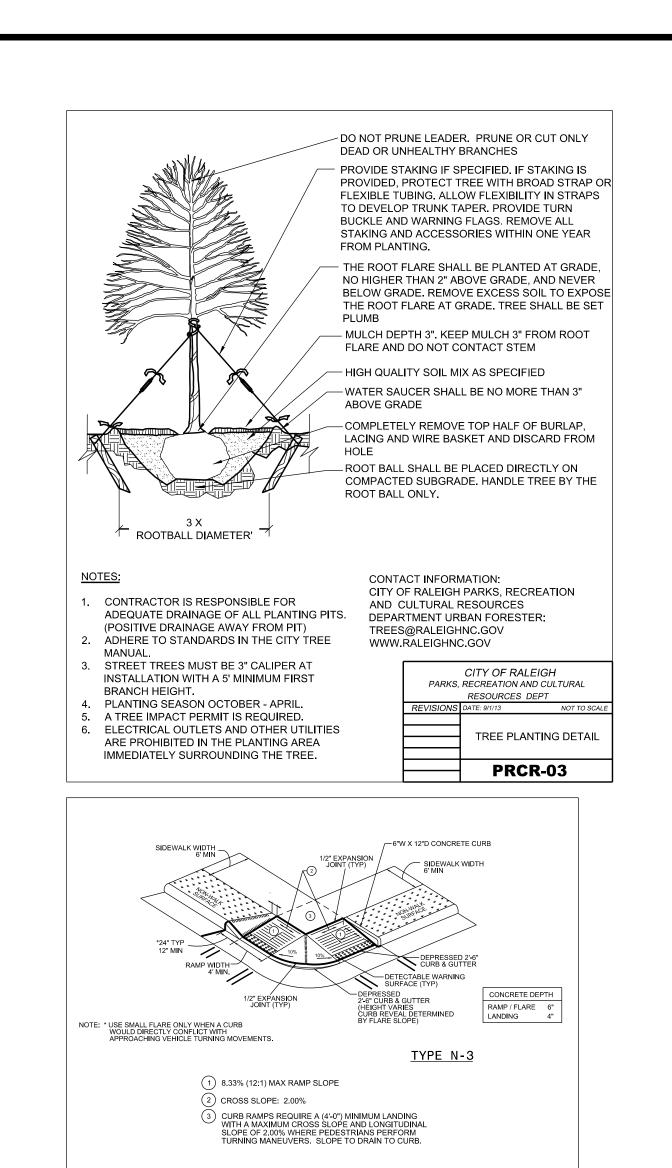
PROJECT

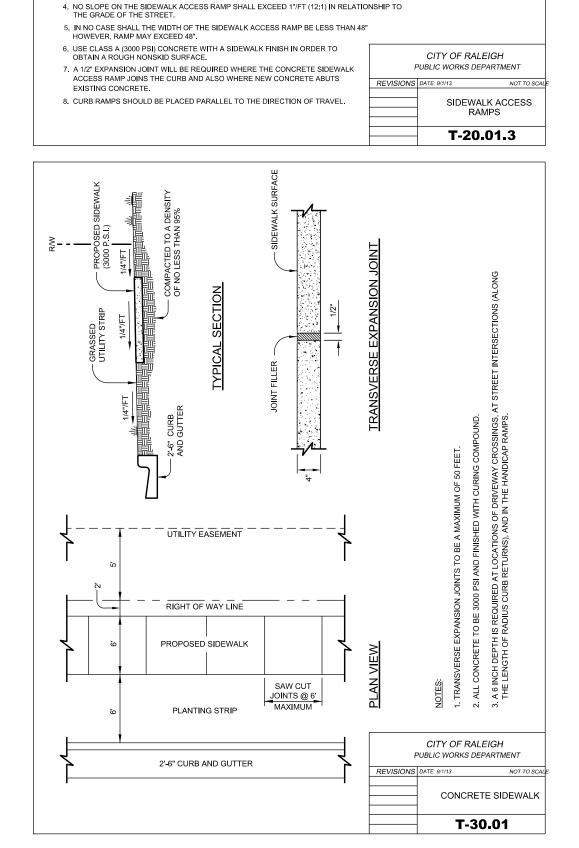
. LOT 5 RALEIGH, OF .S. SUBDIVISION O FARRIOR HILLS

SCALE: NTS DATE: FEB. 20, 2015

SHEET NO .: EXISTING CONDITIONS

EC-1





CITY OF BALFIGH STANDARD CLIRB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG

CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH

DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS

3. THE WALKING SURFACE SHALL BE SLIP RESISTANT. COLORS FOR THE DETECTABLE WARNING AREA SHALL BE DARK CHARCOAL GRAY FOR CONTRAST WITH LIGHT PATHWAY COLORS AND LIGHT CONCRETE GRAY FOR CONTRAST WITH DARK PATHWAY COLORS.

WHERE SIDEWALK IS REQUIRED.

THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES. FIRE HYDRANTS. DROP INLETS. ETC. AFFEC

STREET TREE PLANTING

KEY COUNT PLANT NAME SPACE SIZE ACER SACCHARUM, SUGAR MAPLE QUERCUS RUBRA, RED OAK

CITY OF RALEIGH &/OR NCDOT STANDARDS

4. VERTICAL ELEVATIONS ARE BASED ON'FIELD DATA PROVIDED BY

BERNARD. ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD

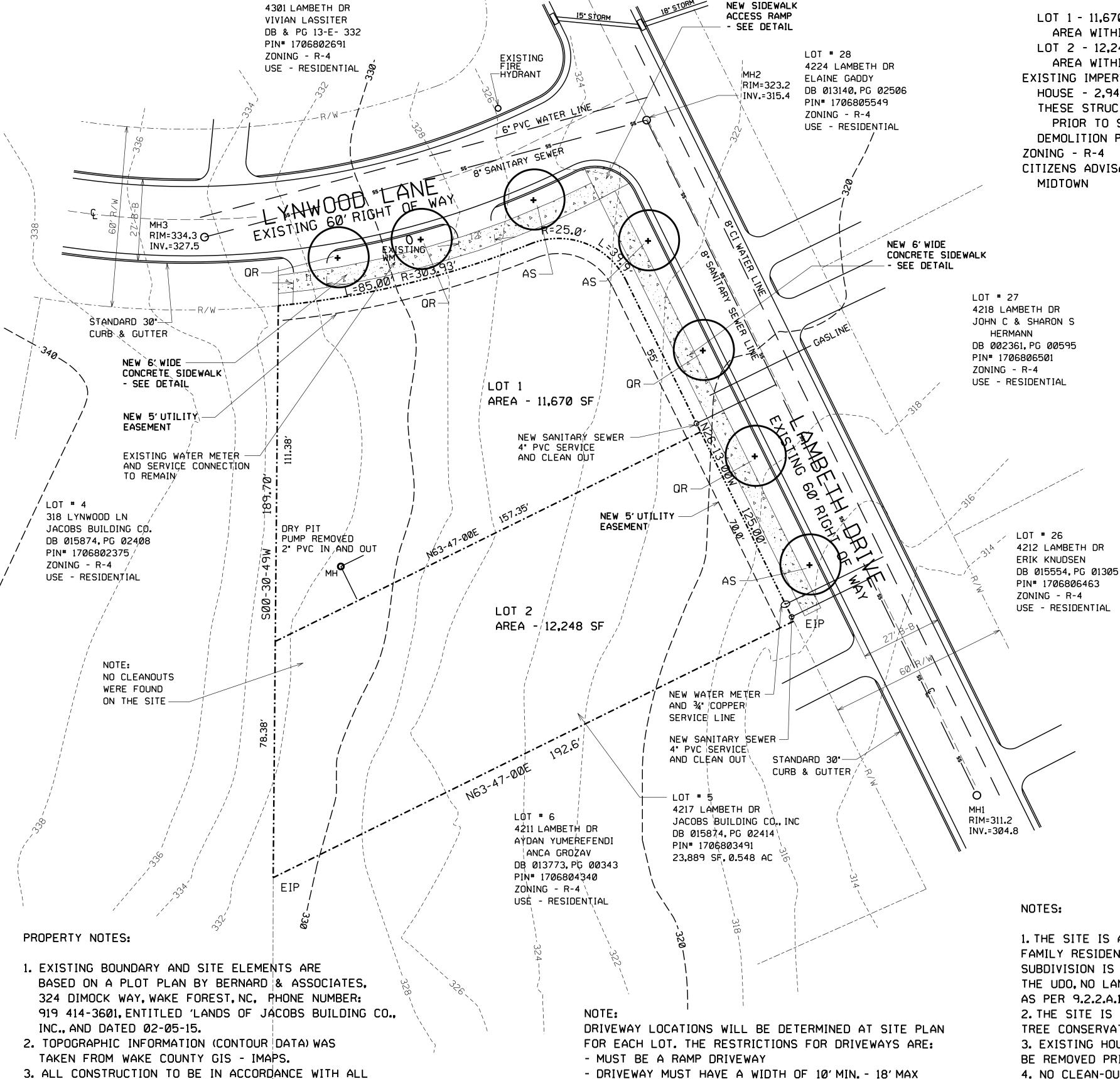
MEASUREMENTS AND ARE RELATIVE TO A BASE ELEVATION SET AT

AND SPECIFICATIONS.

MANHOLE 1 OF 311.2.

40' 0/C 3"CAL,10'HT 40' 0/C 3"CAL,10'HT

LOT # 11



- DRIVEWAYS ARE TO BE 40' APART ON THE SAME LOT

INTERSECTION RADIUS

- DRIVEWAY MAY NOT BE WITHIN THE 20' MINIMUM CORNER

- DRIVEWAY MUST BE LOCATED A MINIMUM OF 3.5' FROM

CLEARANCE FROM THE POINT OF TANGENCY OF THE

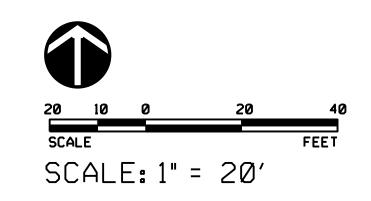
AN ADJACENT PROPERTY LINE UNLESS IT IS SHARED

SITE DATA:

PIN NUMBER - 1706803491 ADDRESS: 4217 LAMBETH DR., RALEIGH TOTAL ACREAGE - 23,889 SF - 0.548 AC

LOT 1 - 11.670 SF - 0.268 AC AREA WITHIN SETBACKS - 5,032 SF LOT 2 - 12,248 SF - 0.281 AC AREA WITHIN SETBACKS - 6,069 SF EXISTING IMPERVIOUS AREA - 6,083 SF - 0.14 AC HOUSE - 2,942 SF, PATIO / DRIVE / WALK - 3,141 SF THESE STRUCTURES ARE TO BE DEMOLISHED PRIOR TO SUBDIVISION OF LOT DEMOLITION PERMIT NUMBER - 350492 ZONING - R-4 CITIZENS ADVISARY COUNCIL -

MIDTOWN



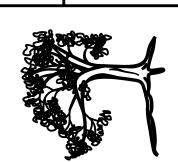
LEGEND: EXISTING TOPOGRAPHY ===== STORMWATER DRAIN LINE — SANITARY SEWER LINE ----- PROPERTY LINE

CLEANOUT WATER METER WATER VALVE O_{MH1} MAN HOLE

1. THE SITE IS A TWO LOT SUBDIVISION FOR USE FOR SINGLE FAMILY RESIDENTIAL HOMES. THE TOTAL ACREAGE FOR THE SUBDIVISION IS UNDER AN ACRE. UNDER SECTION 9.4.6 OF THE UDO, NO LAND DISTURBING PERMIT WILL BE REQUIRED. AS PER 9.2.2.A.1 OF THE UDO STORMWATER EXEMPTION EXISTS. 2. THE SITE IS 0.548 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED. 3. EXISTING HOUSE AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND. 4. NO CLEAN-OUT COULD BE LOCATED ON THE SITE. RELOCATE THE WATER METER TO APPROXIMATE LOCATION SHOWN ON THE PLAN. 5. ALL CONSTRUCTION IS TO BE IN ACCORDANCE

WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS. 6. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO STREET TREE INSTALLATION.





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A.POCKAT,
ARCHITECT ON SCAF PLA Seg N V

DESIGNED: AAP DRAWN: APPROVED:

PROJECT

LOT 5 RALEIGH, OF S. SUBDIVISION C FARRIOR HILLS

SCALE: NTS DATE: FEB. 20, 2015

SHEET NO.: PLAN